| 144.0 | 0004 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 760,700 / 760,700 |
| | | | | | USE VALUE: | 760,700 / 760,700 |
| | | | | | ASSESSED: | 760,700 / 760,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 32 | | OTTAWA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NEWTON LAUREN & SANJAY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 32 OTTAWA RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RICHARDSON THOMAS B/ESTATE - |
| Owner 2: | - |
| Street 1: | 32 OTTAWA RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,512 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Wood Shingle Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4512.000 | 316,400 | | 444,300 | 760,700 |
| Total Card | 0.104 | 316,400 | | 444,300 | 760,700 |
| Total Parcel | 0.104 | 316,400 | | 444,300 | 760,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.75 | /Parcel: 441.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94098
GIS Ref:
GIS Ref:
Insp Date: 03/16/18

## PREVIOUS ASSESSMENT

Parcel ID: 144.0-0004-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 316,400 | 0 | 4,512. | 444,300 | 760,700 | 760,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 238,400 | 0 | 4,512. | 416,500 | 654,900 | 654,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 237,700 | 0 | 4,512. | 344,300 | 582,000 | 582,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 237,700 | 0 | 4,512. | 316,600 | 554,300 | 554,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 237,700 | 0 | 4,512. | 288,800 | 526,500 | 526,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 234,300 | 0 | 4,512. | 283,200 | 517,500 | 517,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 203,400 | 0 | 4,512. | 263,200 | 466,600 | 466,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 203,400 | 0 | 4,512. | 250,500 | 453,900 | 453,900 | | 12/13/2012 |

!11238!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:25:48 |

## LAST REV

| Date | Time |
|---|---|
| 03/21/18 | 07:44:42 |
| ekelly | |
| 11238 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 94098 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RICHARDSON THOM | 61484-335 | | 3/27/2013 | Estate/Div | 549,000 | No | No | | |
| | 10477-474 | | 4/6/1964 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/28/2016 | 1029 | Redo Kit | 9,000 | | 7/28/2016 | | | Replace kitchen ca |
| 3/15/2016 | 277 | Wood Dec | 20,000 | | | | | 6x10 deck |
| 9/30/2013 | 1447 | Manual | 8,500 | C | | | | |
| 4/5/2013 | 496 | Manual | 39,140 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/16/2018 | Inspected | PH | Patrick H |
| 2/19/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/23/2014 | Info Fm Prmt | EMK | Ellen K |
| 6/12/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/2/2009 | Meas/Inspect | 372 | PATRIOT |
| 11/18/1999 | Meas/Inspect | 256 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4512 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 9 | | | | | | | | | 444,288 | | | | | | 444,300 | |

Total AC/HA: 0.10358 | Total SF/SM: 4512 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,288 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1963 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.25975609 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 157.454 |
| Other Features: | 87250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 388693 |
| Depreciation: | 72297 |
| Depreciated Total: | 316396 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

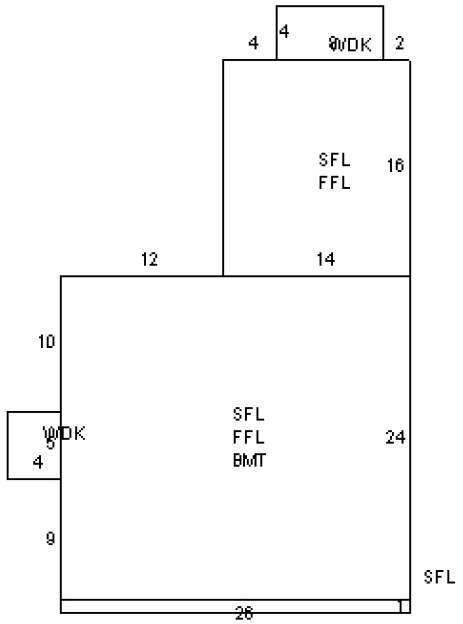
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 157.45 |
| Special Features: | 0 | Val/Su Net: | 131.94 |
| Final Total: | 316400 | Val/Su SzAd | 183.74 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 874 | 157.450 | 137,615 |
| FFL | First Floor | 848 | 157.450 | 133,521 |
| BMT | Basement | 624 | 47.240 | 29,475 |
| WDK | Deck | 52 | 16.000 | 832 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,398 | | | Total: | 301,443 |
| Size Ad | 1722 | Gross Are | 2398 | FinArea | 1722 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

144.0-0004-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|